

N 89°41'34" E 199.40'

N 89°41'34" E 192.42'

# BOUNDARY SURVEY

SCALE: 1"= 60'

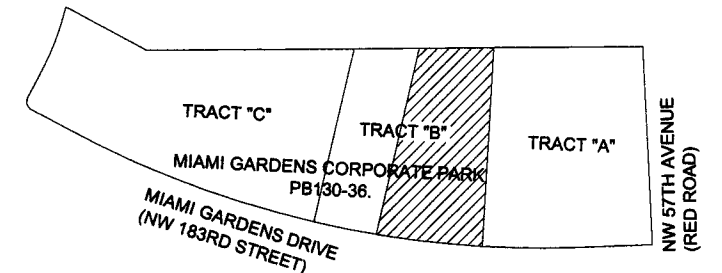
## LOCATION MAP

SCALE: N.T.S.

TRACT "C".  
PB 130-36

### LEGAL DESCRIPTION

Tract "B" of MIAMI GARDENS CORPORATE PARK,  
LESS the West 193.88 feet thereof, as recorded in Plat  
Book 130, at Page 36 of the Public Records of Miami  
Dade County, Florida.  
According to the Declaration of Condominium as recorded  
in Plat Book 26586 in Page 0710 of the Official Records  
Book of Miami Dade County, Florida.  
Subject to the conditions and restrictions shown in the  
Schedule "A" as recorded in Book 26725 at Page 3759  
O.R.B.



CERTIFY TO:  
1- Miami Gardens Commons, LLC.  
2- Valley Bank.

### LEGEND:

A/C =AIR CONDITIONER PAD  
CB =CATCH BASIN  
CONC. =CONCRETE  
EP =ELECTRIC POLE  
F.H. =FIRE HYDRANT  
F.I.P. =FOUND IRON PIPE  
F.N. =FOUND NAIL  
P.P.C. =POWER POLE CONCRETE  
P.P.W. =POWER POLE WOOD  
N.T.S. =NOT TO SCALE  
LP =LIGHT POLE  
PL. =PLANTER  
W.M. =WATER METER  
HP =HANDICAP PARKING

=FIRE HYDRANT

=CONCRETE

=WATER VALVE

1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE  
2-EXAMINATION OF THE ABSTRACT OF TITLE WILL BE  
HAVE TO BE MADE TO DETERMINE RECORDED  
INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY  
3-NO UNDERGROUND IMPROVEMENTS WERE LOCATED  
4-ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC  
VERTICAL DATUM OF 1929.  
5-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN  
IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC  
RECORDS OF MIAMI-DADE COUNTY  
6-LEGAL DESCRIPTION PROVIDED BY CLIENT  
7-UNLESS OTHERWISE NOTED RECORDED AND MEASURED  
DATA ARE IN SUBSTANTIAL AGREEMENTS.  
8-BEFORE ANY CONSTRUCTION THE SET BACKS  
MUST BE CHECKED  
9-FLOOD ZONE "AE" PANEL 12086C0110 L  
10-THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE  
USE BY THOSE TO WHOM IT IS CERTIFIED.  
11-BEARING ARE REFERENCED UPON AN ASSUMED  
AND BASED ON THE CENTERLINE OF  
130-36 (PER PLAT)  
12-SOURCE OF ELEVATIONS MIAMI-DADE COUNTY.  
BENCHMARK # N-451-R  
14- DATE OF FIELD WORK 6/06/2011

COMMUNITY: 120345  
FLOOD ZONE= AE (7.0')

I HEREBY CERTIFY: THAT THE SPECIFIC PURPOSE SURVEY OF THE ABOVE  
DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, AS RECENTLY SURVEYED UNDER MY DIRECTION. IT IS ALSO MY  
PROFESSIONAL OPINION THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL  
STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
AND MAPPERS (DOACS) IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE  
PURSUANT TO SECTION 2099-66 OF THE FLORIDA STATUTES.

**RECEIVED**  
211-0TT  
JUL 06 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

6/06/2011

CARLOS SILVA  
PROFESSIONAL SURVEYOR & MAPPER  
CERTIFICATE No 3630  
STATE OF FLORIDA

THE SURVEY SHOWN HEREON IS NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

CARLOS SILVA P.S.M.

JOB: 5-051411-CT DATE: 6/06/2011

11010 SW 140TH AVENUE

MIAMI FLA 33186

PH: (305) 388-4098

FAX: (305) 388-4098

DELTA= 05°18'08"  
RADIUS= 2809.79'  
ARC= 260.02'

N 88°10'49" E 216.79'

THE SURVEY DEPICTED HERE IS NOT COVERED BY  
PROFESSIONAL LIABILITY INSURANCE.

